TO LET

Unit 14A
Westside Centre
Edinburgh EH14 2SW



Retail Unit - To Let

Rent: On Application

Ground Floor: 1,799 sq ft

Location
Westside Centre is a suburban shopping centre on the outskirts of Edinburgh with an annual footfall of approximately 2 million and a primary catchment of 960,000. The Centre comprises approximately 170,000 sq ft of accommodation, 350 car parking spaces and benefits from a strong mix of retail and leisure uses. Leisure operators include **Odeon** and **JD Gyms** and major retail tenants include **Lidl, Greggs, Home Bargains** and **Iceland.** Nearby occupiers to the unit include Coffee Express, Style X and Jack Brown Eyecare.

Accommodation
The subjects are arranged over ground floor level and comprise the following approximate net internal area:

Ground Floor: 1,799 sq ft / 167.19 sqm

Lease
The subjects are available by way of a new FRI lease.

Rent
On application.

Rates
Rateable Value: £17,100
UBR (2026/27): £0.481
Rates Payable: £8,225 pa

Service Charge
The estimated service charge for this financial year is £18,421.

EPC
EPC Report available on request.

Legal Costs
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Anti-Money Laundering Regulations
In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

ORINSEN

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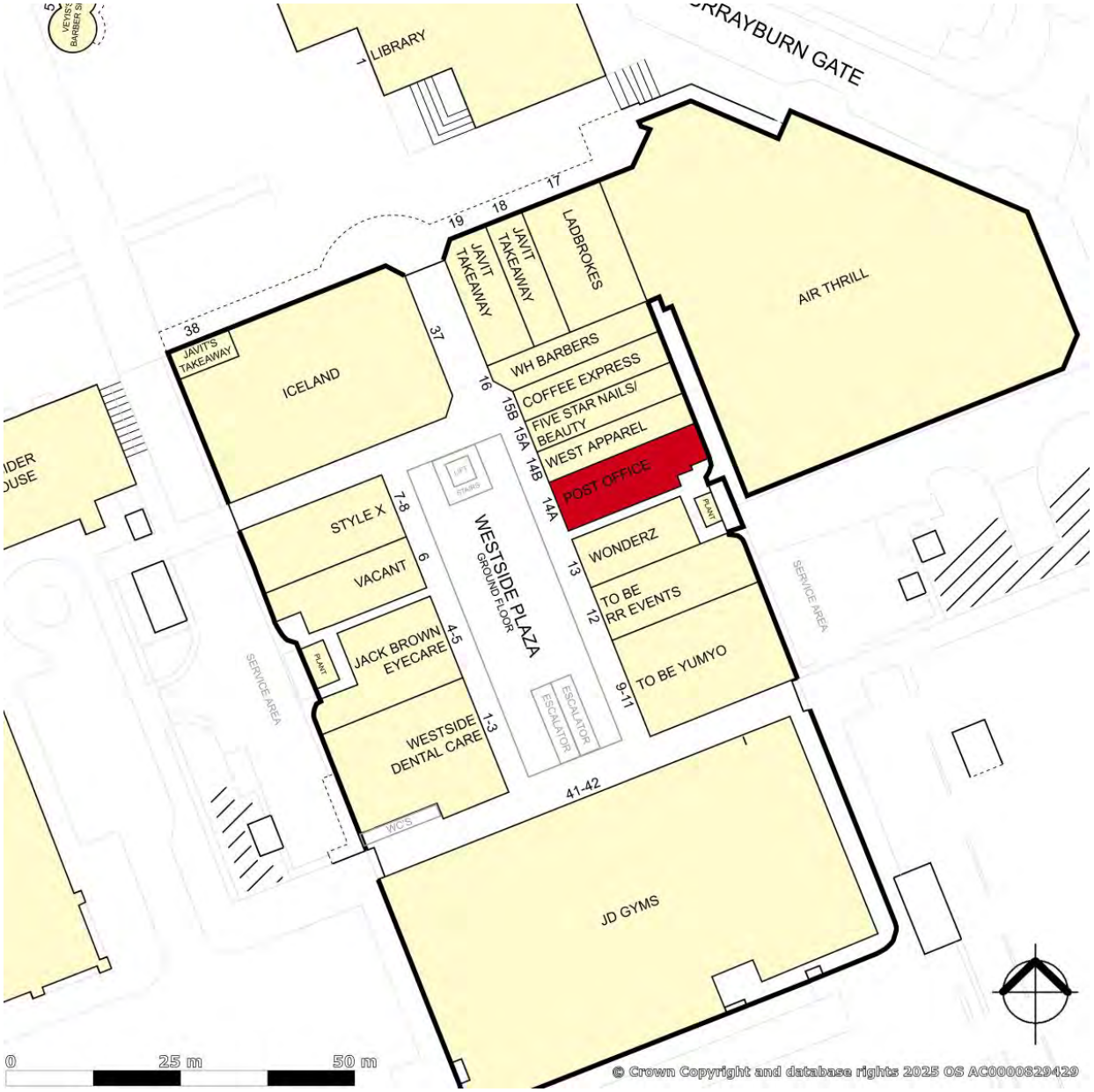

Viewing strictly by appointment through ORINSEN

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